| 011.A | 0001 | 0511.0 | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 227,900 / | 227,900 |
| USE VALUE: | 227,900 / | 227,900 |
| ASSESSED: | 227,900 / | 227,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 60 | | PLEASANT ST, ARLINGTON |

## OWNERSHIP

Unit #: 511

| | |
|---|---|
| Owner 1: | CONNOLLY THOMAS F |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 60 PLEASANT ST #511 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 227,900 | | | 227,900 |
| Total Card | 0.000 | 227,900 | | | 227,900 |
| Total Parcel | 0.000 | 227,900 | | | 227,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.78 | /Parcel: 477.78

Legal Description

User Acct: 149592

GIS Ref

GIS Ref

Insp Date: 10/11/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0511.0

!1142!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 227,900 | 0 | . | | 227,900 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 224,900 | 0 | . | | 224,900 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 218,900 | 0 | . | | 218,900 | 218,900 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 185,800 | 0 | . | | 185,800 | 185,800 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 155,500 | 0 | . | | 155,500 | 155,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 145,400 | 0 | . | | 145,400 | 145,400 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 145,400 | 0 | . | | 145,400 | 145,400 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 132,000 | 0 | . | | 132,000 | 132,000 | Year End Roll | 12/11/2014 |

PRINT

| Date | Time |
|---|---|
| 12/29/21 | 19:34:55 |

LAST REV

| Date | Time |
|---|---|
| 10/11/17 | 15:40:25 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 149592 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1142

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 18473-183 | | 8/1/1987 | | 87,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/11/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6031 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | Total: | Spl Credit | Total: |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 7 - Condo Garden |
| Sty Ht: | 5 - 5 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 2 - Steel |
| Prime Wall: | 8 - Brick Veneer |
| Sec Wall: | % |
| Roof Struct: | 4 - Flat |
| Roof Cover: | 4 - Tar & Gravel |
| Color: | BRICK |
| View / Desir: | P - Poor |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1971 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | S - Side |
| Total Units: | |
| Floor: | 5 - 5th Floor |
| % Own: | 0.903699994 |
| Name: | 16 - 6031 |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | AV - Average | 28. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 28.8 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 325.00 |
| Size Adj.: | 1.75786161 |
| Const Adj.: | 0.75682443 |
| Adj $ / SQ: | 432.378 |
| Other Features: | 32667 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.34000003 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 320141 |
| Depreciation: | 92201 |
| Depreciated Total: | 227940 |

## COMMENTS

646-2298,Building Number 1.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 1 | | BRs: 1 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 1 | 1 | 0 |
| Totals | | | |
| 1 | 1 | 1 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 579.39 |
| Special Features: | 0 | Val/Su Net: | 477.78 |
| Final Total: | 227900 | Val/Su SzAd | 477.78 |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 477 | 432.380 | 206,244 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 477 | | | Total: | 206,244 |
| Size Ad | 477 | Gross Area | 477 | FinArea | 477 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |

## PARCEL ID

011.A-0001-0511.0

## IMAGE

AssessPro Patriot Properties, Inc